



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

(REVISED) AGENDA – REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
DECEMBER 1, 2021
7:30 PM

Public Participation Instructions on Page 3 of this Agenda
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To view application materials, click on links below the agenda item.

ROLL CALL:

ACCEPTANCE OF MINUTES: November 17, 2021.

[Click on link for draft minutes.](#)

THE NEXT REGULAR MEETING IS SCHEDULED FOR JANUARY 5, 2022.

PLEASE NOTE: THERE WILL BE A SPECIAL MEETING HELD ON DECEMBER 15, 2021.

PUBLIC HEARING:

- 1) TDRAP, LLC – Application for Special Exception/Revised Site Plan Approval for Self Storage (“Modern Self Storage”) in the IL-40 Zone - 12 Great Pasture Road (L16010) – SE #782.

Click on link for:

[Special Exception/Revised Site Plan Applications.](#)

[Drainage Report.](#)

[Complete Map Set.](#)

[Town of Bethel notice.](#)

[Staff Comments.](#)

CONTINUATION OF PUBLIC HEARING: None.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776.

[Click on link for Draft Resolution of Approval](#)

REFERRALS:

- 1) 8-3a Referral - Petition of SC Ridge Owner LLC to Amend the Master Plan for The Summit, Approved June 23, 2020 and Amended May 11, 2021 (Amendment #2) *Public hearing scheduled for January 11, 2022. THIS MATTER WILL BE DISCUSSED AT THE SPECIAL MEETING SCHEDULED FOR DECEMBER 15, 2021 MEETING.*

NEW BUSINESS:

CORRESPONDENCE:

- 1) Meeting Schedule for 2022.

[Click on link for meeting schedule.](#)

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.
- 2) Joseph, Victor & Angelo DeSimone (Owners) – Application for Floodplain Permit for “Blasius of Danbury”, 14-16 Walnut Street (I11054), 16 Walnut Street (I11053), 22 Walnut Street (I11051), & 27 Oakland Avenue (I11052) – SP #81-14.
- 3) TDRAP, LLC – Application for Floodplain Permit for “Modern Self Storage”, 12 Great Pasture Road (L16010) – SE #782.
- 4) Alpha Professional Building LLC – Application for Special Exception/Revised Site Plan Approval for Conversion of Professional Office Space to Medical Office Space in the CA-80 Zone – 34 Mill Plain Road (E15104) – SE #783. *Public hearing scheduled for January 5, 2022.*

- 5) 46 Mill Plain LLC – Application for Special Exception/Site Plan Approval for Mixed Use Development (Westconn Park) in the CA-80, RMF-4, & RA-40 Zones {(1) Proposed Uses in CA-80 Zone: Retail, Professional/Business Offices, Bank with Drive-Thru, & Restaurant [Secs. 3.E.8., 5.B.2.a.(5), 5.B.2.a.(8), 5.B.2.a.(39), & 4.B.2.a.(40)], (2) Proposed Uses in RMF-4 Zone: Apartment House, Housing Incentive Option, & Congregate Housing [Secs. 4.B.2.a.(1), 4.B.4.a., 4.B.7., 4.B.2.a.(4), & 4.B.4.d.], (3) Proposed Use in RA-40 Zone: Park, Playground or Recreational Facility [Secs. 4.A.2.a.(4) & 4.A.4.d.], and (4) Cumulative Uses Generating Over 500 Vehicle Trips Per Day [Sec. 3.E.2.] – 3-13 Mill Plain Road & Amity Lane (E15038, E15039, E15040, E15041, E15042, E15043, E15044, & E15045) - SE #784. *Public hearing scheduled for January 19, 2022.*

ADJOURNMENT

PUBLIC PARTICIPATION INSTRUCTIONS:

NOTE: This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: Wednesday, December 1, 2021 @ 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83049373781?pwd=bVFiUGJoa3cwWXNObkZhdHRxSk1lUT09>

Meeting ID: 830 4937 3781

Passcode: 294011

One tap mobile

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Passcode: 294011

Find your local number: <https://us02web.zoom.us/j/83049373781?pwd=bVFiUGJoa3cwWXNObkZhdHRxSk1lUT09>

Also See Virtual Meeting Instructions on Planning Commission webpage.